

This table presents an overview of energy consumption across our like-for-like portfolio between 2012 and 2013. A property is included in the like-for-like assessment where we have two full year's worth of consumption for that property. The data presented below covers 223 properties.

LIKE-FOR-LIKE ENERGY CONSUMPTION BREAKDOWN BY PROPERTY TYPE (kWh)		
	2012	2013
<b>LARGER LOGISTICS WAREHOUSES</b>		
<b>Total SEGRO Obtained</b>	<b>41,630,533</b>	<b>50,551,278</b>
Shared Services	6,111,526	6,559,655
Exclusive Tenant Consumption	35,519,007	43,991,623
Coverage (Floor area - m <sup>2</sup> )	329,960	
<b>SMALLER WAREHOUSES AND LIGHT INDUSTRIAL SPACE</b>		
<b>Total SEGRO Obtained</b>	<b>15,966,121</b>	<b>20,453,797</b>
Shared Services	11,178,247	15,178,619
Exclusive Tenant Consumption	4,787,874	5,275,178
Coverage (Floor area - m <sup>2</sup> )	226,958	
<b>HIGHER VALUE SPACE</b>		
<b>Total SEGRO Obtained</b>	<b>29,971,450</b>	<b>30,572,966</b>
Shared Services	29,971,450	30,572,966
Exclusive Tenant Consumption	-	-
Coverage (Floor area - m <sup>2</sup> )	97,509	
<b>EXTERNAL COMMON AREAS</b>		
<b>Total SEGRO Obtained</b>	<b>4,005,460</b>	<b>5,699,574</b>
<b>SEGRO OCCUPIED</b>		
<b>Total SEGRO-obtained</b>	<b>1,054,907</b>	<b>1,048,506</b>
Coverage (Floor area - m <sup>2</sup> )	3,366	
<b>TOTAL</b>		
<b>Total SEGRO Obtained</b>	<b>92,628,471</b>	<b>108,326,122</b>
Shared Services	52,321,590	59,059,321
Exclusive Tenant Consumption	40,306,881	49,266,801
<b>Coverage (No. properties)</b>	<b>223 / 786</b>	<b>223 / 523</b>
<b>Coverage (Floor area - m<sup>2</sup>)</b>	<b>657,793</b>	












The data in this table is presented in line with the EPRA Best Practice Recommendations on Sustainability (sBPR) Reporting (2011). For further details on our energy consumption, greenhouse gas emissions and data qualification notes, please see our 2013 Performance Data Report, which can be downloaded from [www.segro.com/Sustainability/Sustainability-Reports](http://www.segro.com/Sustainability/Sustainability-Reports).

**EPRA Sustainability BPRs**

SEGRO continue to work with the European Public Real Estate Associate to develop a set of recommendations for standardised reporting on key environmental impacts across the industry. In the table below we report our performance against the EPRA Best Practice Recommendations (BPRs) and overarching recommendations. It is not feasible for SEGRO to achieve full compliance due to the extent to which we hand over full operational control to our customers in our industrial and logistic properties. However, we do recognise the importance of reporting our performance against the industry standard and have therefore aligned our reporting to the EPRA BPRs as far as possible. We were very pleased to receive an EPRA Gold Award for our 2012 Sustainability Reporting, reflecting the extent to which we understand and disclose our environmental performance data.

**CDP, GRESB and DJSI**

SEGRO continues to report against the Carbon Disclosure Project (CDP), Dow Jones Sustainability Index (DJSI) and Global Real Estate Sustainability Benchmark (GRESB) and submitted information to each of these in 2013.

EPRA Sustainability Performance Measures	Self-Assessed Level Of Compliance	Our Approach - Details can be found in our 2013 Performance Data Report
<b>Total energy consumption from electricity</b> (annual KWh)		EPRA 3.1
<b>Total energy consumption from district heating &amp; cooling</b> (annual KWh)		EPRA 3.2 - this is reported as the total kWh of steam consumed on the Slough Trading Estate and at Heathrow Cargo Area, Shoreham Road.
<b>Total energy consumption from fuels</b> (annual KWh)		EPRA 3.3 - this covers consumption from natural gas and fuel oils.
<b>Building energy intensity</b>		EPRA 3.4 - building energy intensity has been completed for our portfolio where it is possible to directly link total energy consumption to total floor area. This form of normalisation is not applicable for some property types in our portfolio. Therefore, intensity calculations have not always been possible (see note in the Overarching Principles Section below).
<b>Total direct GHG emissions</b> (annual metric tonnes of CO <sub>2</sub> e)		EPRA 3.5 - these are reported as our Scope 1 emissions (natural gas and electricity, heat or steam generated on site and refrigerants consumed on site). We have segmented this data by region and property type.
<b>Total indirect GHG emissions</b> (annual metric tonnes of CO <sub>2</sub> e)		EPRA 3.6 - these are reported as our Scope 2 emissions (electricity, heat or steam generated off site). We have segmented this data by region and property type. We have also reported tenant consumption as our Scope 3 emissions, where this data is available.
<b>Greenhouse gas intensity from building energy</b> (kg CO <sub>2</sub> e/ m <sup>2</sup> / year or kg CO <sub>2</sub> e/ person/ year)		EPRA 3.7 - we have calculated the total Greenhouse Gas building intensity for properties where it has been possible to confidently match numerators and denominators.
<b>Total water withdrawal by source</b> (annual m <sup>3</sup> )		EPRA 3.8 - we have reported all metered water and have segmented this by region and property type.
<b>Building water intensity</b> (litres/person/year or m <sup>3</sup> / m <sup>2</sup> / year)		EPRA 3.9 - we have calculated the total building water intensity for properties where it has been possible to confidently match numerators and denominators.
<b>Total weight of waste by disposal route</b> (annual metric tonnes) - development activities only		EPRA 3.10 - waste production is not material for our investment activities. Instead we report on waste production and recycling rates from our development activities.
<b>Proportion of waste by disposal route</b> (% of total by weight) - development activities only		EPRA 3.11 - waste production is not material for our investment activities. Instead we report on waste production and recycling rates from our development activities.

EPRA Overarching Principles	Self-Assessed Level Of Compliance	EPRA BPRs reference and our methodology
<b>Organisational boundaries</b>	●	EPRA 4.1 - We currently report using the operational control approach. This includes reporting on our existing assets and developments, covering the joint ventures where we manage the operations of the properties.
<b>Landlord and tenant consumption arrangements</b>	●	<p>EPRA 4.2 - The consumption reported is where we act as the Landlord and purchase energy and water for use in the existing property, including where costs are passed on to customers through service charges. This includes energy and water consumption which is sub-metered to the customer.</p> <p>In the UK, energy and water data is collected for all Landlord-consumption (vacant units and external common areas) and shared services from supplier invoices. It is not possible to currently gather sub-metered (tenant) consumption and report this separately in the UK. In Continental Europe, energy and water data is collected for Landlord-consumption and, where tenant consumption is sub-metered, this data is also collected and reported. In Poland, all utilities are bought by the Landlord and recharged to the tenants. Where available, tenant consumption is reported separately where this has been sub-metered.</p> <p><b>Electricity and Steam:</b></p> <ul style="list-style-type: none"> <li>- Scope 2 for the Landlord (SEGRO) – consumption that includes Landlord areas or a mix of landlord and tenant units. This also includes external common areas.</li> <li>- Scope 3 for the Landlord – consumption that is on meters that are exclusively serving tenant units.</li> </ul> <p><b>Natural Gas:</b></p> <ul style="list-style-type: none"> <li>- Scope 1 for the Landlord (SEGRO) – consumption that includes Landlord areas consumption or a mix of Landlord and tenant areas</li> <li>- Scope 3 for the Landlord – consumption that is on meters that are exclusively serving tenant units</li> </ul> <p><b>Water:</b></p> <ul style="list-style-type: none"> <li>- This includes Landlord consumption or a mix of Landlord and tenant units. This also includes external common areas.</li> </ul>
<b>Intensity Normalisation</b>	●	<p>EPRA 4.3 - We reviewed our intensity metrics in 2011 in order to align them to our property types and to respond to industry discussions about how operational energy and water should be reported. The following the methodology is applied to the analysis:</p> <p><b>Larger logistics warehouses warehouses and Industrial</b></p> <ul style="list-style-type: none"> <li>- It has been possible to calculate the like-for-like energy intensity of the industrial units and distribution warehouses across the Group due to a more robust dataset that has been collected since 2012. Intensity metrics are calculated where a full year of consumption data is provided and full knowledge that consumption provided is serving the given floor area.</li> </ul> <p><b>Higher Value Space and SEGRO Occupied Offices:</b></p> <ul style="list-style-type: none"> <li>- Intensity metrics can be provided where a full year of consumption data is provided and full knowledge that the consumption is serving the given floor area.</li> </ul> <p><b>External Common Areas:</b></p> <ul style="list-style-type: none"> <li>- The EPRA Guidance states that for properties where the landlord only buys electricity for the purposes of external/street lighting, companies should not use internal building area for the purposes of energy intensity Sustainability Performance Measures. Rather, they should normalise the consumption by either number of car park spaces, or m2 area covering external areas (if available). However, this information was not available and therefore intensity metrics cannot be calculated.</li> </ul>
<b>Year-on-year like-for-like comparison</b>	●	<p>EPRA 4.4 <b>Logistics Warehouses, Industrial, Office and Other Business Space, SEGRO Occupied Offices, External Common Areas</b></p> <p>Since 2012, we have been in a position to undertake like-for-like analysis on the properties in our portfolio where we have 2 years worth of data for a property. We exclude properties or units which have change occupancy status during this period (i.e. changed from vacant to tenanted or vice versa) to negate the impact that this would have on the analysis so we can demonstrate the actual change in consumption.</p>
<b>Segmental analysis</b>	●	EPRA 4.5 - Analysis (for energy consumption) has been done according to three key asset classes - Logistics; Industrial Warehouses and High Value Business Space. We have also included two further categories of consumption - External Common Areas and SEGRO-Occupied Offices. In some instances, we also segment the analysis by region (UK and CE) and in some instances by country.
<b>Narrative on performance</b>	●	EPRA 4.6 - Where possible, narrative on performance trends has been provided in the supporting Performance Data Report.
<b>Location of EPRA Sustainability Performance Measures</b>	●	EPRA 4.7 - A summary of performance against the EPRA BPRs is disclosed in our Sustainability Report 2013, with more detailed analysis provided in the supporting 2013 Performance Data Report. We have attempted to align our reporting to the EPRA Sustainability Best Practice Recommendations in both Annual Report and Accounts and Sustainability Report as far as possible, taking into account the nature of the property portfolio we own and the impact this has on our ability to fully disclose against some of the BPRs.

Additional Commentary																																																																																																																																					
<b>Accuracy and completeness of data</b>	<p>SEGRO aims to report Landlord-obtained energy and water for all properties for which it has operational control. To do this, reporting structures have been put in place to capture this information and to track units moving from void to occupied, and vice versa, over the course of a calendar year. However, this still remains a challenging task and data for some properties could not be included in the 2013 reporting figures. In the UK, the majority of data comes from invoice readings with actual meter readings used for validation purposes. In Continental Europe, the data comes from both invoices and actual meter readings or consumption figures.</p> <p>In 2011, we implemented a new data collection and analysis methodology and the depth of our data coverage improved significantly. This process has now been running for three years and there have been significant improvements in our disclosure during this time. Each year, our data collection methods and coverage continue to improve and this will be reflected in our absolute carbon footprint.</p> <p>Furthermore, the ability to accurately report our like-for-like energy and water consumption and intensity (kWh/m<sup>2</sup>) for all property types in 2013 highlights a trend in the robustness of our data across UK and Continental Europe.</p>																																																																																																																																				
<b>Historical data restatements</b>	The 2012 energy and water data has been restated in 2013 for two reasons. Firstly, to reflect the adjusted DEFRA emission factors, which were updated in late 2013. Secondly, to ensure that the baseline year is as accurate as possible, the UK data was reanalysed. This will ensure that as many gaps as possible have been filled in by the energy bureau and that a portfolio, which was not included in 2012 is incorporated into the figures.																																																																																																																																				
<b>Estimations</b>	Due to the annual reporting deadlines and supplier processing, in some instances, it is necessary to estimate energy consumption to fill in gaps. The estimation methodology used is described within the 2013 Performance Data Report. This equates to 4.6% of the total consumption in 2013																																																																																																																																				
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10	Zabka works, Tulipan Park Warszawa (Nadarzyn)	CE	Poland																																																																																																																																		
11	Valeo/Cat, SEGRO Logistics Park Stryków	CE	Poland																																																																																																																																		
12	Schenker, SEGRO Logistics Park Gdańsk	CE	Poland																																																																																																																																		
13	Good Food extension, Tulipan Park Stryków (Plewiska)	CE	Poland																																																																																																																																		
14	Geodis, SEGRO Logistics Park Stryków	CE	Poland																																																																																																																																		
15	DPD, Wrocław Industrial Park	CE	Poland																																																																																																																																		
16	DCI Phase I, Wrocław Industrial Park	CE	Poland																																																																																																																																		
17	Azmut extension, Tulipan Park Stryków	CE	Poland																																																																																																																																		
18	Building 4, Vimercate	CE	Italy																																																																																																																																		
19	Asilo Energy Park, Vimercate	CE	Italy																																																																																																																																		
20	Parccheggio Multipiano	CE	Italy																																																																																																																																		
21	Krefeld	CE	Germany																																																																																																																																		
22	Prague, Section 1, IKEA	CE	Czech Republic																																																																																																																																		
All Other Impact Areas																																																																																																																																					
<b>Completeness and accuracy of reporting</b>	<p>The report was developed taking in to account SEGRO's impacts throughout its supply chain and across all of its corporate, operational management and development activities in the UK and Continental Europe (Belgium, Czech Republic, France, Germany, Italy, The Netherlands, Poland).</p> <p>Data comes from a number of different sources within SEGRO. Over the last 3 years, SEGRO has gradually put in place the processes to enable sustainability reporting at a Group-wide level; however, there remain challenges in taking a consistent approach to both data collection and implementation across all countries of operation. Where relevant, we highlight these challenges in the data qualifying notes and commentary which accompany each indicator.</p>																																																																																																																																				